

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

SUBJECT: REQUEST FOR SPECIAL EXCEPTION FOR THE PERMANENT PLACEMENT OF A MOBILE HOME IN THE A-10 (RURAL ZONING CLASSIFICATION DISTRICT) AT 2200 OKLAHOMA STREET; (CAROL WARREN, APPLICANT).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Earnest McDonald **CONTACT:** Rich Steiger **EXT.** 7936

Agenda Date 04-26-04 **Regular** ☒ **Consent** ☐ **Public Hearing – 6:00** ☒

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION FOR THE PERMANENT PLACEMENT OF A MOBILE HOME IN THE A-10 (RURAL ZONING CLASSIFICATION DISTRICT) AT 2200 OKLAHOMA STREET; (CAROL WARREN, APPLICANT); OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION FOR THE PERMANENT PLACEMENT OF A MOBILE HOME IN THE A-10 (RURAL ZONING CLASSIFICATION DISTRICT) AT 2200 OKLAHOMA STREET; (CAROL WARREN, APPLICANT); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

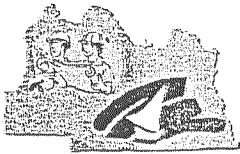
GENERAL INFORMATION	CAROL WARREN, APPLICANT 2200 OKLAHOMA STREET OVIEDO, FL 32762	A-10 (RURAL ZONING CLASSIFICATION DISTRICT)		
BACKGROUND / REQUEST	<ul style="list-style-type: none">• THE APPLICANT PROPOSES TO PERMANENTLY PLACE A MOBILE HOME (1995 MODEL YEAR) IN THE A-10 DISTRICT.• THE PERMANENT PLACEMENT OF A MOBILE HOME IS PERMITTED ONLY BY SPECIAL EXCEPTION IN THE A-10 DISTRICT.			
ZONING & FLU	DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY
	SITE	A-10	RURAL-10	MOBILE HOME
	NORTH	A-10	RURAL-10	VACANT & MOBILE HOME
	SOUTH	A-10	RURAL-10	VACANT
	EAST	A-10	RURAL-10	MOBILE HOME

	WEST	A-10	RURAL-10	MOBILE HOME
STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(B)(2)	<p>THE BOARD OF ADJUSTMENT (BOA) SHALL HAVE THE POWER TO HEAR AND DECIDE THOSE SPECIAL EXCEPTIONS IT IS SPECIFICALLY AUTHORIZED TO PASS UNDER THE TERMS OF THE LAND DEVELOPMENT CODE UPON DETERMINATION THE USE REQUESTED:</p> <p><u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u></p> <p>GIVEN THE TREND OF MOBILE HOME DEVELOPMENT IN THE AREA, THE TEMPORARY PLACEMENT OF THE MOBILE HOME WOULD NOT BE INCOMPATIBLE AND WOULD BE AN APPROPRIATE USE IN THE A-10 DISTRICT.</p> <p>AVAILABLE RECORDS INDICATE THAT SEVERAL PARCELS WITHIN THE GENERAL VICINITY HAVE MOBILE HOMES, BUT THE BOA HAS TYPICALLY APPROVED THE SAME FOR LIMITED TIME PERIODS UP TO FIVE YEARS.</p> <p><u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u></p> <p>SINCE THE EXISTING USE IS A SINGLE-FAMILY UNIT THAT WOULD NOT BE HIGHLY INTENSIVE IN NATURE, STAFF DOES NOT BELIEVE IT WOULD ADVERSELY IMPACT ADJOINING TRANSPORTATION FACILITIES.</p> <p><u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN;</u></p> <p>THE REQUEST WOULD BE CONSISTENT WITH THE TREND OF LOW-DENSITY MOBILE HOME LAND USE ESTABLISHED IN THIS AREA.</p> <p><u>MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:</u></p> <p>THE SUBJECT PROPERTY IS A 4.82 ACRE PARCEL THAT DOES NOT MEET THE MINIMUM SIZE AND DIMENSIONAL REQUIREMENTS OF THE A-10 DISTRICT. HOWEVER, THE PROPERTY WAS A LOT OF RECORD ON THE EFFECTIVE DATE (SEPTEMBER 11, 1991) OF THE 1991 COMPREHENSIVE PLAN AND IS THEREFORE EXEMPT FROM THE 10-ACRE MINIMUM LOT SIZE REQUIREMENT OF THE A-10 DISTRICT. BASED ON THE SUBMITTED SITE PLAN, DIMENSIONAL STANDARDS FOR THE A-10 DISTRICT WOULD BE MET.</p>			

	<p><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></p> <p>AT PRESENT THE TREND OF DEVELOPMENT IN THE IMMEDIATE AREA INCLUDES CONVENTIONAL HOMES, MOBILE HOMES, AND VACANT PROPERTIES. THEREFORE, THE TEMPORARY PLACEMENT OF A MOBILE HOME AT THE PROPOSED LOCATION WOULD BE CONSISTENT WITH THE CHARACTER OF NEARBY MOBILE AND CONVENTIONAL HOMES.</p>
<p>STANDARDS FOR GRANTING A SPECIAL EXCEPTION IN THE A-10 (RURAL ZONING CLASSIFICATION DISTRICT); LDC SECTION 30.104(a)</p>	<p>THE BOA MAY PERMIT ANY USE ALLOWED BY SPECIAL EXCEPTION IN THE A-10 (RURAL ZONING CLASSIFICATION DISTRICT) UPON MAKING FINDINGS OF FACT, IN ADDITION TO THOSE REQUIRED BY SECTION 30.43(B)(2) OF THE LAND DEVELOPMENT CODE, THAT THE USE:</p> <p><u>IS CONSISTENT WITH GENERAL ZONING PLAN OF THE RURAL ZONING CLASSIFICATIONS:</u></p> <p>THE PROPOSED MOBILE HOME IS A SPECIAL EXCEPTION IN THE A-10 DISTRICT. TO ENSURE CONSISTENCY WITH THE GENERAL ZONING PLAN OF THE A-10 DISTRICT AND PROTECT THE CHARACTER OF THE AREA, THE MOBILE HOME SITING STANDARDS ENUMERATED IN SECTION 30.1401 OF THE LAND DEVELOPMENT CODE WOULD APPLY AS STATED ELSEWHERE IN THIS REPORT.</p> <p><u>IS COMPATIBLE WITH THE CONCEPT OF LOW-DENSITY RURAL LAND USE:</u></p> <p>THE PROPOSED USE WOULD BE CONSISTENT WITH THE CONCEPT OF SURROUNDING MOBILE HOMES, RURAL LAND USE SINCE THE COMPREHENSIVE PLAN DESCRIBES RURAL-10 AS AN APPROPRIATE FLU CATEGORY FOR THE SITING OF MOBILE HOMES AND ACCESSORY USES BY SPECIAL EXCEPTION.</p> <p><u>IS NOT HIGHLY INTENSIVE IN NATURE:</u></p> <p>THE REQUEST IS NOT HIGHLY INTENSIVE IN NATURE, AS THE TEMPORARY PLACEMENT OF THE PROPOSED MOBILE HOME IS ONLY PERMITTED FOR SINGLE-FAMILY OCCUPANCY.</p> <p><u>HAS ACCESS TO AN ADEQUATE LEVEL OF URBAN SERVICES SUCH AS SEWER, WATER, POLICE, SCHOOLS AND RELATED SERVICES.</u></p> <p>THE PROPOSED USE WOULD BE SERVED BY ON-SITE SEPTIC AND WELL SYSTEMS. AN ON-SITE SEPTIC PERMIT SHALL BE APPLIED FOR AND OBTAINED, PRIOR TO THE SITING OF THE PROPOSED MOBILE HOME ON THE SUBJECT PROPERTY, OTHER COUNTY SERVICES, INCLUDING SCHOOLS AND</p>

MOBILE HOME / MANUFACTURED HOME SITING STANDARDS; LDC SECTION 30.1401	<p>EMERGENCY SERVICES, ARE ALSO AVAILABLE TO THE SITE.</p> <p>THE FOLLOWING MOBILE HOME SITING STANDARDS SHALL APPLY WHEN THE PLACEMENT OF A MOBILE HOME IS OTHERWISE PERMITTED BY THE LAND DEVELOPMENT CODE:</p> <ul style="list-style-type: none">• AN ON-SITE SEPTIC PERMIT SHALL BE APPLIED FOR AND OBTAINED, PRIOR TO THE SITING OF THE PROPOSED MOBILE HOME ON THE SUBJECT PROPERTY.• THE PROPOSED MOBILE HOME SHALL HAVE SAFE AND CONVENIENT VEHICULAR ACCESS.• THE PROPOSED MOBILE HOME SHALL CONFORM TO APPLICABLE BUILDING CODES FOR INSTALLATION, ANCHORING, UTILITY ACCESSIBILITY, AND SKIRTING.• THE PERMIT TO PLACE AND/OR OCCUPY A MOBILE HOME SHALL BE LIMITED BY THE BOA AND SUBJECT TO A ONE TIME RENEWAL.• THE PROPOSED MOBILE HOME SHALL CONFORM TO THE SEMINOLE COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE.
FINDINGS	<p>SPECIAL EXCEPTIONS WITHIN ANY ZONING DISTRICT ARE GENERALLY GRANTED PERMANENTLY. HOWEVER, WITH RESPECT TO MOBILE HOMES, SECTION 30.43(b)(4) OF THE LAND DEVELOPMENT CODE PROVIDES THE ABILITY FOR THE BOA IN ITS SOUND DISCRETION TO PLACE REASONABLE CONDITIONS AND LIMITATIONS, WHICH ARE NECESSARY TO PROTECT THE CHARACTER OF AN AREA AND ARE IN FURTHERANCE OF THE PUBLIC INTEREST. THEREFORE, THE BOA SHOULD GIVE PRIMARY CONSIDERATION TO EITHER GRANTING PERMANENT STATUS OR DENYING THE REQUEST, BASED UPON THE FOLLOWING FACTORS:</p> <p><u>DEVELOPMENT TRENDS IN THE AREA (CONVENTIONAL VS. MOBILE HOMES); AND</u></p> <p>SINCE THE EARLY 1980s, DEVELOPMENT TRENDS IN THE AREA HAVE ARE LARGELY COMPRISED OF MOBILE HOMES WITH A LIMITED NUMBER OF SINGLE-FAMILY HOMES. MANY OF THE CURRENT MOBILE HOMES IN THE AREA HAVE BEEN GRANTED SPECIAL EXCEPTIONS BY THE BOARD OF ADJUSTMENT THAT HAVE SINCE EXPIRED.</p> <p><u>COMPATIBILITY & PREVIOUS BOA DECISIONS:</u></p> <p>STAFF'S RECOMMENDATION FOR TEMPORARY PLACEMENT IS INTENDED TO ALLOW THE LONG-TERM MONITORING OF DEVELOPMENT TRENDS IN THE AREA, PURSUANT TO THE IDENTIFICATION OF A PREDOMINATE SINGLE-FAMILY LAND</p>

	USE TYPE. STAFF BELIEVES A FIVE YEAR APPROVAL WOULD BE CONSISTENT WITH PAST MOBILE HOME SPECIAL EXCEPTION APPROVALS IN THE AREA AND PROVIDE STAFF ADDITIONAL TIME TO MONITOR AREA DEVELOPMENT TRENDS AND IDENTIFY A PERDOMINANT SINGLE-FAMILY LAND USE TYPE, WHICH WOULD DETERMINE THE APPROPRIATENESS OF PERMANENT MOBILE HOME PLACEMENT ON THE SUBJECT PROPERTY.
STAFF RECOMMENDATION	<p>THE APPLICANT HAS SATISFIED THE CRITERIA FOR THE PLACEMENT OF A MOBILE HOME IN THE A-10 DISTRICT, AS REQUIRED BY THE LAND DEVELOPMENT CODE. BASED ON THE STATED FINDINGS, STAFF BELIEVES THE TEMPORARY PLACEMENT OF THE PROPOSED MOBILE HOME UP TO FIVE YEARS WOULD BE APPROPRIATE, IF THE FOLLOWING STANDARDS ARE APPLIED AS REQUIRED BY SECTION 30.1401 OF THE LAND DEVELOPMENT CODE:</p> <ul style="list-style-type: none">• AN ON-SITE SEPTIC PERMIT SHALL BE APPLIED FOR AND OBTAINED, PRIOR TO THE SITING OF THE PROPOSED MOBILE HOME ON THE SUBJECT PROPERTY;• THE PROPOSED MOBILE HOME SHALL HAVE SAFE AND CONVENIENT VEHICULAR ACCESS;• THE PROPOSED MOBILE HOME SHALL CONFORM TO APPLICABLE BUILDING CODES FOR INSTALLATION, ANCHORING, UTILITY ACCESSIBILITY, AND SKIRTING; AND• THE PERMIT TO PLACE AND/OR OCCUPY A MOBILE HOME SHALL BE LIMITED BY THE BOA AND SUBJECT TO A ONE TIME RENEWAL.• THE PROPOSED MOBILE HOME SHALL OTHERWISE CONFORM TO THE SEMINOLE COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT CODE.



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION

1101 EAST FIRST STREET
SANFORD, FL 32771

(407) 665-7444 PHONE (407) 665-3800 FAX

COPY

APPL NO. BM 2004-006

APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division.

APPLICATION TYPE:

☐

VARIANCE

☐

SPECIAL EXCEPTION

☒

MOBILE HOME SPECIAL EXCEPTION

for permanent placement of existing mobile home

☒ EXISTING ☐ PROPOSED ☐ REPLACEMENT

MOBILE HOME IS FOR residence

YEAR OF MOBILE HOME 1995 SIZE OF MOBILE HOME 60'

ANTICIPATED TIME MOBILE HOME IS NEEDED permanent

PLAN TO BUILD ☐ YES ☒ NO IF SO, WHEN

MEDICAL HARDSHIP ☐ YES (LETTER FROM DOCTOR REQUIRED) ☐ NO

☐

APPEAL FROM DECISION OF THE PLANNING MANAGER

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME	<u>Carol Warren</u>	
ADDRESS	<u>P.O. Box 621658</u>	
PHONE 1	<u>407 701 7012</u>	
PHONE 2	<u>407 365 4348</u>	
E-MAIL	<u>Carol.james.w@aol.com</u>	

PROJECT NAME:

SITE ADDRESS: 2200 Oklahoma ST Oviedo FL 32762

CURRENT USE OF PROPERTY: residential

LEGAL DESCRIPTION: see attached

SIZE OF PROPERTY: 5 acre(s) PARCEL I.D. 25-20-31-5BA-0000-220A

UTILITIES: ☐ WATER ☒ WELL ☐ SEWER ☒ SEPTIC TANK ☐ OTHER

KNOWN CODE ENFORCEMENT VIOLATIONS none

IS PROPERTY ACCESSIBLE FOR INSPECTION ☒ YES ☐ NO

This request will be considered at the Board of Adjustment regular meeting on APR. 26 6 PM (mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

Carol Warren
SIGNATURE OF OWNER OR AGENT*

2.19.04
DATE

* Proof of owner's authorization is required with submittal if signed by agent.

ADDITIONAL VARIANCES

VARIANCE 2:

VARIANCE 3:

VARIANCE 4:

VARIANCE 5:

VARIANCE 6:

VARIANCE 7:

VARIANCE 8:

APPEAL FROM BOA DECISION TO BCC

	PROPERTY OWNER	AUTHORIZED AGENT *
NAME		
ADDRESS		
PHONE 1		
PHONE 2		
E-MAIL		

NATURE OF THE APPEAL _____

BCC PUBLIC HEARING DATE _____

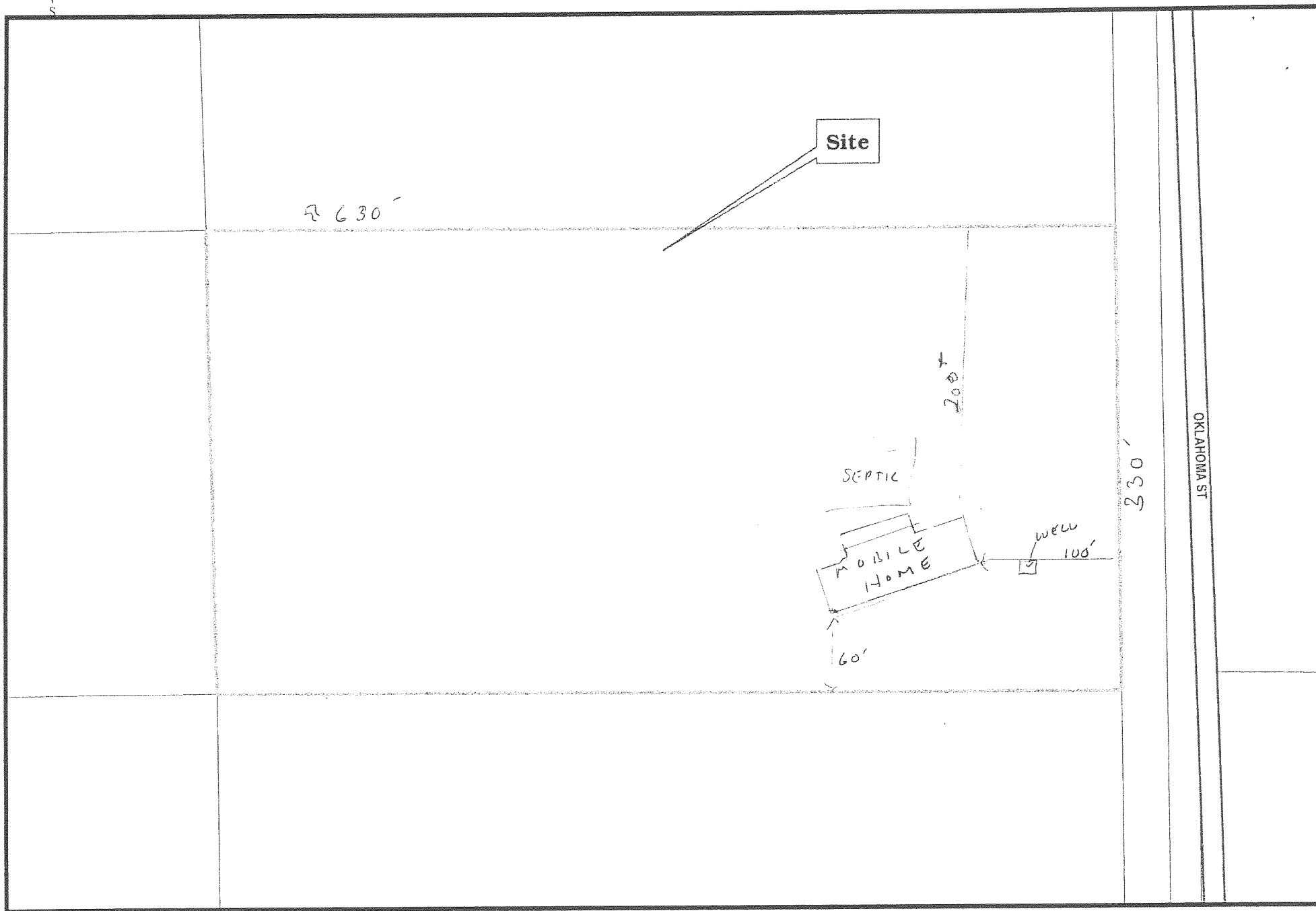
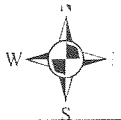
FOR OFFICE USE ONLY


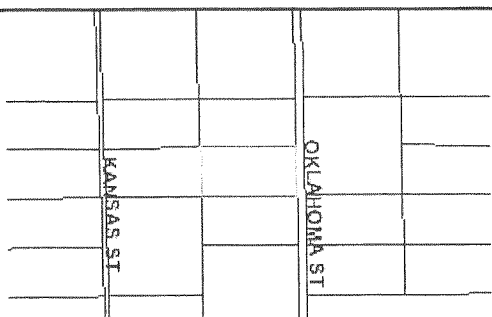
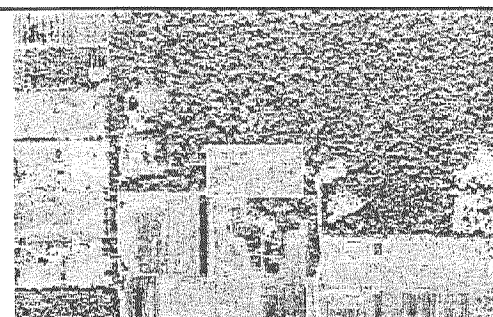
PROCESSING:

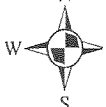
FEE: \$185 COMMISSION DISTRICT 2 FLU/ZONING R10(CON)/A10
 LOCATION FURTHER DESCRIBED AS ON THE W. SIDE OF OKLAHOMA ST.
 APPROX. 1,200' N. OF THE INTERSECTION WITH
 HOWARD AVE.

PLANNER VB DATE FEB 19, 2007

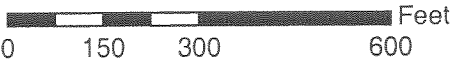
SUFFICIENCY COMMENTS _____

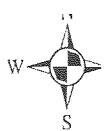


PARCEL DETAIL	REAL ESTATE	PERSONAL PROP	TAX ROLL	SALES SEARCH	Back															
 <p> Seminole County <i>Property Appraiser Services</i> 1101 E. First St. Sanford FL 32771 407-665-7500 </p>																				
<p style="text-align: center;">GENERAL</p> <p> Parcel Id: 25-20-31-5BA-0000-220A Tax District: 01-TX DIST 1 - COUNTY Owner: WARREN CAROL Exemptions: 00-HOMESTEAD Address: PO BOX 621658 City,State,ZipCode: OVIEDO FL 32762 Property Address: 2200 OKLAHOMA ST Subdivision Name: BLACK HAMMOCK Dor: 02-MOBILE/MANUFACTURED </p>				<p style="text-align: center;">2004 WORKING VALUE SUMMARY</p> <p> Value Method: Market Number of Buildings: 0 Depreciated Bldg Value: \$0 Depreciated EXFT Value: \$15,794 Land Value (Market): \$48,200 Land Value Ag: \$0 Just/Market Value: \$63,994 Assessed Value (SOH): \$35,078 Exempt Value: \$25,000 Taxable Value: \$10,078 </p>																
<p style="text-align: center;">SALES</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>01/1986</td> <td>01714</td> <td>0035</td> <td>\$20,500</td> <td>Vacant</td> </tr> </tbody> </table> <p style="text-align: center;">Find Comparable Sales within this Subdivision</p>				Deed	Date	Book	Page	Amount	Vac/Imp	WARRANTY DEED	01/1986	01714	0035	\$20,500	Vacant	<p style="text-align: center;">2003 VALUE SUMMARY</p> <p> Tax Value(without SOH): \$688 2003 Tax Bill Amount: \$162 Savings Due To SOH: \$526 2003 Taxable Value: \$9,424 DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS </p>				
Deed	Date	Book	Page	Amount	Vac/Imp															
WARRANTY DEED	01/1986	01714	0035	\$20,500	Vacant															
<p style="text-align: center;">LAND</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>ACREAGE</td> <td>0</td> <td>0</td> <td>4.820</td> <td>10,000.00</td> <td>\$48,200</td> </tr> </tbody> </table>				Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	ACREAGE	0	0	4.820	10,000.00	\$48,200	<p style="text-align: center;">LEGAL DESCRIPTION PLAT</p> <p>LEG E 1/2 OF LOT 220 BLACK HAMMOCK PB 2 PG 110</p>				
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<p style="text-align: center;">EXTRA FEATURE</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Description</th> <th>Year Blt</th> <th>Units</th> <th>EXFT Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>MOBILE HOME</td> <td>1973</td> <td>780</td> <td>\$15,000</td> <td>\$28,571</td> </tr> <tr> <td>ALUM SCREEN PORCH W/CONC FL</td> <td>1988</td> <td>200</td> <td>\$794</td> <td>\$1,700</td> </tr> </tbody> </table>						Description	Year Blt	Units	EXFT Value	Est. Cost New	MOBILE HOME	1973	780	\$15,000	\$28,571	ALUM SCREEN PORCH W/CONC FL	1988	200	\$794	\$1,700
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<p>NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.</p> <p>*** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																				

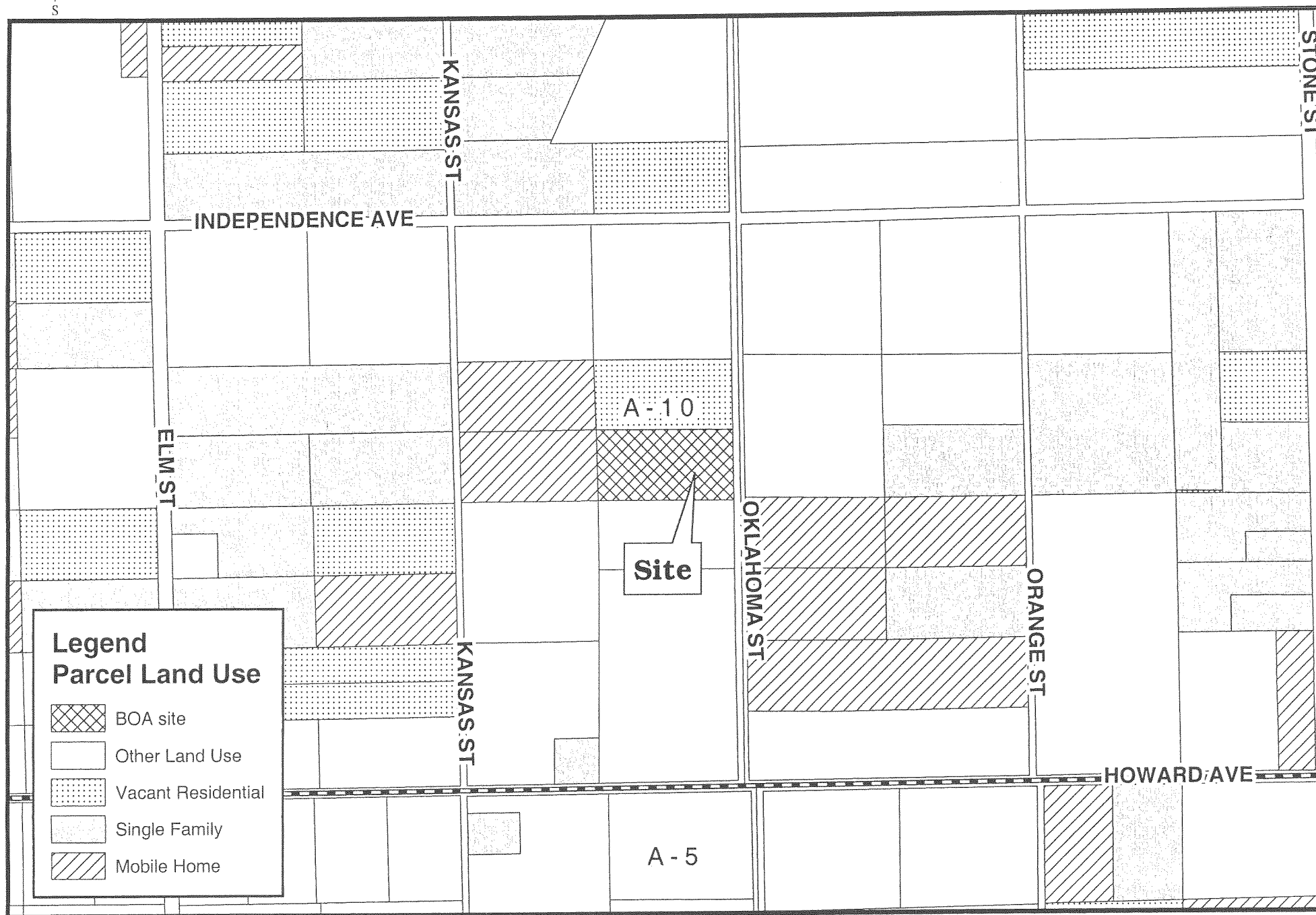


**Carol Warren
2200 Oklahoma Street**





Carol Warren
2200 Oklahoma Street



0 225 450 900 Feet

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On April 26, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG E 1/2 OF LOT 220 BLACK HAMMOCK PB 2 PG 110

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owners: CAROL WARREM
2200 OKLAHOMA STREET
OVIEDO, FL 32762

Project Name: OKLAHOMA STREET (2200)

Requested Development Approval:

REQUEST FOR SPECIAL EXCEPTION FOR THE PERMANENT PLACEMENT OF A MOBILE HOME IN THE A-10 (RURAL ZONING CLASDIFICATION DISTRICT) LOCATED AT 2200 OKLAHOMA STREET, AS DEPICTED ON THE ATTACHED SITE PLAN.

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Rich Steiger, Planner
1101 East First Street
Sanford, Florida 32771

Order

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

1. THE PROPOSED MOBILE HOME SHALL HAVE SAFE AND CONVENIENT VEHICULAR ACCESS.
2. THE PROPOSED MOBILE HOME SHALL BE REQUIRED TO CONFORM TO APPLICABLE CODES, WHICH INCLUDE STANDARDS FOR INSTALLATION, ANCHORING, UTILITY ACCESSIBILITY, AND SKIRTING.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Matthew West
Planning Manager

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2004.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: